

## FORM M

### CONVEYANCE OF EASEMENTS AND UTILITIES

\_\_\_\_\_, (Name of owner) of \_\_\_\_\_, (address) County, Massachusetts for the consideration of \_\_\_\_\_, hereby grants, transfers and deliver unto the Town of North Andover, a municipal corporation in Essex County, the following:

- A. The perpetual rights and easements to construct, inspect, repair, remove, replace, operate and forever maintain (1) a sanitary sewer or sewers with any manholes, pipes, conduits, and other appurtenances, (2) pipes, conduits and their appurtenances for the conveyance of water, and (3) a covered surface and ground water drain or drains with any manholes, pipes, conduits and their appurtenances, and to do all other acts incidental to the foregoing, including the right to pass along and over the land for the aforesaid purposes, in, through, and under the whole of \_\_\_\_\_, dated \_\_\_\_\_, said plan is made and said plan is incorporated herein for a complete and details description of said roads.
- B. The perpetual rights and easements to use for \_\_\_\_\_ (describe use/purpose) the following parcel of land situated on \_\_\_\_\_ (Street) in said Town of North Andover and bounded and described as follows:

The grantor warrants that the aforesaid easements are free and clear of all liens or encumbrances, that he (it) has good title to transfer the same, and that he will defend the same against claims of all persons.

For grantor's title see deed from \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_, and recorded in \_\_\_\_\_ District Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, or under Certificate of Title No. \_\_\_\_\_, registered in \_\_\_\_\_ District of the Land Court, Book \_\_\_\_\_, Page \_\_\_\_\_

This is not a homestead property.

To be completed if a mortgage exists:

And \_\_\_\_\_ the present holder of a mortgage on the above described land, which mortgage is dated \_\_\_\_\_, 20\_\_\_\_, and recorded in said Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, for consideration paid, hereby releases unto the Town forever from the operation of said mortgages, the rights and easements herein above granted and assents thereto.

\_\_\_\_\_  
Authorized signature of Mortgage

\_\_\_\_\_  
Owner

**IN WITNESS WHEREOF** we have hereto set our hands and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**COMMONWEALTH OF MASSACHUSETTS**

\_\_\_\_\_, SS \_\_\_\_\_, 20 \_\_\_\_\_

Then personally appeared the above named \_\_\_\_\_ and acknowledge the foregoing to be \_\_\_\_\_ free act and deed, before me.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

NOTE: This conveyance is not effective until accepted by Town Meeting.